

161.0

0002

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

628,700 / 628,700

USE VALUE:

628,700 / 628,700

ASSESSED:

628,700 / 628,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REGAN RICHARD W & LINNIE P
Owner 2:	
Owner 3:	

Street 1: 7 PROSPECT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: REGAN LINNIE P -

Owner 2: -

Street 1: 7 PROSPECT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,993 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1267 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4993		Sq. Ft.	Site		0	70.	1.14	8									398,854						398,900	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4993.000	229,800		398,900	628,700			107486
							GIS Ref		
							GIS Ref		
							Insp Date		
							07/17/18		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	229,900	0	4,993.	398,900	628,800	628,800	Year End Roll	12/18/2019
2019	101	FV	199,400	0	4,993.	398,900	598,300	598,300	Year End Roll	1/3/2019
2018	101	FV	199,300	0	4,993.	353,300	552,600	552,600	Year End Roll	12/20/2017
2017	101	FV	199,300	0	4,993.	296,300	495,600	495,600	Year End Roll	1/3/2017
2016	101	FV	199,300	0	4,993.	296,300	495,600	495,600	Year End	1/4/2016
2015	101	FV	188,000	0	4,993.	256,400	444,400	444,400	Year End Roll	12/11/2014
2014	101	FV	188,000	0	4,993.	247,900	435,900	435,900	Year End Roll	12/16/2013
2013	101	FV	188,000	0	4,993.	235,900	423,900	423,900		12/13/2012

Parcel ID 161.0-0002-0018.0

!12594!

PRINT

Date 12/11/20 Time 02:40:07

LAST REV

Date 08/06/18 Time 09:47:17

mmcmakin

12594

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REGAN LINNIE P,	66499-430		12/9/2015	Convenience		1	No		
	13801-252		9/1/1979		54,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2006	366	New Wind	4,267					

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2018	Inspected	CC	Chris C
6/6/2018	MEAS&NOTICE	BS	Barbara S
10/28/2008	Meas/Inspect	189	PATRIOT
11/23/1999	Meas/Inspect	263	PATRIOT
7/23/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 15 - Old Style				Full Bath: 1	Rating: Average			OF=BMT SINK.												
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 2 - Conc. Block				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 4 - Vinyl				A HBth:	Rating:															
Sec Wall:		%		OthrFix: 1	Rating: Average															
Roof Struct: 1 - Gable				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1												
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl: 1	Rating: Average															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C - Average				CONDOS INFORMATION																
Year Blt: 1926	Eff Yr Blt:			Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:		Fact:	.	Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:	1	6	3	M									
Sec Int Wall:		%		Economic:		%	Additions:													
Partition: T - Typical				Special:		%	Kitchen:													
Prim Floors: 3 - Hardwood				Override:		%	Baths:													
Sec Floors:		%		Total:	31	%	Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ: 130.00			Heating:													
Bsmnt Gar:				Size Adj.: 1.35000002			General:													
Electric: 3 - Typical				Const Adj.: 0.98990101			Totals	1	6	3										
Insulation: 2 - Typical				Adj \$ / SQ: 173.728																
Int vs Ext: S				Other Features: 64723																
Heat Fuel: 1 - Oil				Grade Factor: 1.00																
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100		% AC: 50		LUC Factor: 1.00																
Solar HW: NO		Central Vac: NO		Adj Total: 333089																
% Com Wall		% Sprinkled:		Depreciation: 103258																
				Depreciated Total: 229831																
MOBILE HOME				WtAv\$/SQ:																
Make:				AvRate:																
Model:				Ind.Val:																
Serial #:																				
Year:																				
Color:																				
SPEC FEATURES/YARD ITEMS				PARCEL ID 161.0-0002-0018.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N	Total Yard Items:				Total Special Features:															
Total:																				

The sketch shows a rectangular property boundary divided into several sections. The top section is labeled 'FFL' with a value of 13. Below it is 'BMT' with a value of 5. To the right is a column labeled '(65)' with a value of 11. The bottom section is labeled '24'. To the left of the main boundary is a vertical column labeled '24'. To the right is another vertical column labeled '24'. The bottom right corner of the sketch has a value of 5.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	641	52,120	33,408	SFL	90				
FFL	First Floor	641	173,730	111,359						
SFL	Second Floor	626	173,730	108,823						
OPP	Open Porch	192	24,840	4,769						
UAT	Upper Attic	144	69,490	10,007						
Net Sketched Area: 2,244				Total: 268,366						
Size Ad	1267.3999	Gross Are	2746	FinArea	1267					

SUB AREA DETAIL

IMAGE

The photograph shows a two-story residential house with a white exterior. It features a central entrance with a small porch, flanked by two windows. The upper story has two large windows. The house is set on a grassy lawn with some shrubs and trees in the background under a clear blue sky.

AssessPro Patriot Properties, Inc